



TO LET Various industrial Units

Bradley Hall Trading Estate, Bradley Lane, Standish, Wigan WN6 0XQ

43.01 m² (463 ft²) – 174.2 m² (1875 ft²)

- Well established Trading Estate
- Range of units available
- Flexible terms at competitive rents
- Secure Site with 24 hour CCTV
- Additional expansion space available if required



Description

Bradley Hall Trading Estate is an established industrial location in the North West providing approximately 430,000 ft² of business space on 65 acres with units ranging from 463 to 1875 ft².

The estate is home to over 100 businesses, providing a vibrant working community from sectors including storage and distribution, engineering and the motor trade. With over 130 units there is a wide variety of good value commercial and industrial space to rent, catering for most occupational needs, including lock-up, workshops and storage. We offer flexible leases to new businesses wanting start up warehouses as well as providing established companies with larger modern premises.

The estate has excellent circulation with nearly all the units capable of being directly accessed by articulated vehicles. Some of the industrial units have the benefit of their own secured yards.

The site also benefits from:

- Perimeter fencing
- Secure gated access
- 24 hour recorded CCTV
- Security personnel
- All utilities
- Land plots available
- On-site cafes

Accommodation

There are a variety of units available, please contact us to find out the availability.

UNIT	SIZE	RENT
112	1,150 ft ²	£5,600
36A	1,875 ft ²	£9,000
35	1,450 ft ²	£7,500
14	968 ft ²	£12,000
S10	473 ft ²	£3,100
S14	463 ft ²	£3,650
S13	495 ft ²	£3,800
S1	1184 ft ²	£5,400

Lease Terms

Flexible lease terms are available for a term to be agreed. Please see schedule below for costs.

Planning Use

B1/B2/B8

EPC

A copy of the EPC is available on request.

VAT

VAT will be applicable at the prevailing rate

Business Rates

The business rates will depend on which unit is taken, please contact us or consult the valuation office website for further information.

Viewing

Viewing by way of appointment through the sole agent
Miller Metcalfe Commercial

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